ARCHITECTS PACIFIC



CRYPTOLAND

Nananu-i-cake Masterplan

July 2021

CONTENTS

DESIGN STATEMENT

Introduction
This presentation covers preliminary proposals for the development of a resort at the island of Nananu-i-Cake off the north east coast of Viji Levu, Fiji. The document includes the proposals in a series of segments covering the various locations of development on the island. With preliminary plans elevations and sections illustrating the typical architectural vocabulary for the project.

Nananu-i-Cake is approximately 240 hectares (600 acres) in area it is fairly hilly with the high points about 80m above sea level. The overall length of the island is about 6 kilometres (3.7 miles).

To plan the island as a single resort presents challenges of access and communication as well as significant prob less for the delivery of infrastructure to the widely spaced elements of the resort. This submission addresses these issues in a series of drawings going from the general to the particular by addressing the planning and design of the resort in a series of precincts as follows:

Master planning considerations

Land use
The island is seen as a resort for visitors, both short and long stay, as well a place of residence for purchasers of approximately 60 lots located along the ridge in the centre of the island. The various facilities proposed have been located to cater for the needs of these groups.

The Resort
The client has determined that a resort of 300 - 350 guests is optimal for this project. The marketing for the resort is specifically aimed at people involved with Crypto currency and related interests. The resort includes a somewhat independent facility to be known as House of Dao. This complex is orientated to longer stay visitors who wish to devote time st the resort to expanding their ideas on innovation and technology. The accommodation and facilities in this area reflect these needs.

The Residential Lots
The project includes for the subdivision of the central part of the island to provide approximately 60 4,000 sq.m (I acre) lots for sale as house/land packages. A beach area on the eastern side of the island will be set aside for the specific use of lot owners and the island marina will provide moorings for their boats. The lot owners will share the resort infrastructure and services.

Access
Access to the island will be available in two ways - for guests directly to the overwater reception facility and for staff, residents and resort delivery services via the resort marina. From these location electric buggies will deli ver people and goods around the island over the buggy roads identified on the master plan. In addition to the buggy paths a series of pedestrian walkways link the various resort precincts along with a coastal and bush walk through the undeveloped parts of the island.





Aerial image showing Nananu-i-cake - Not to Scale

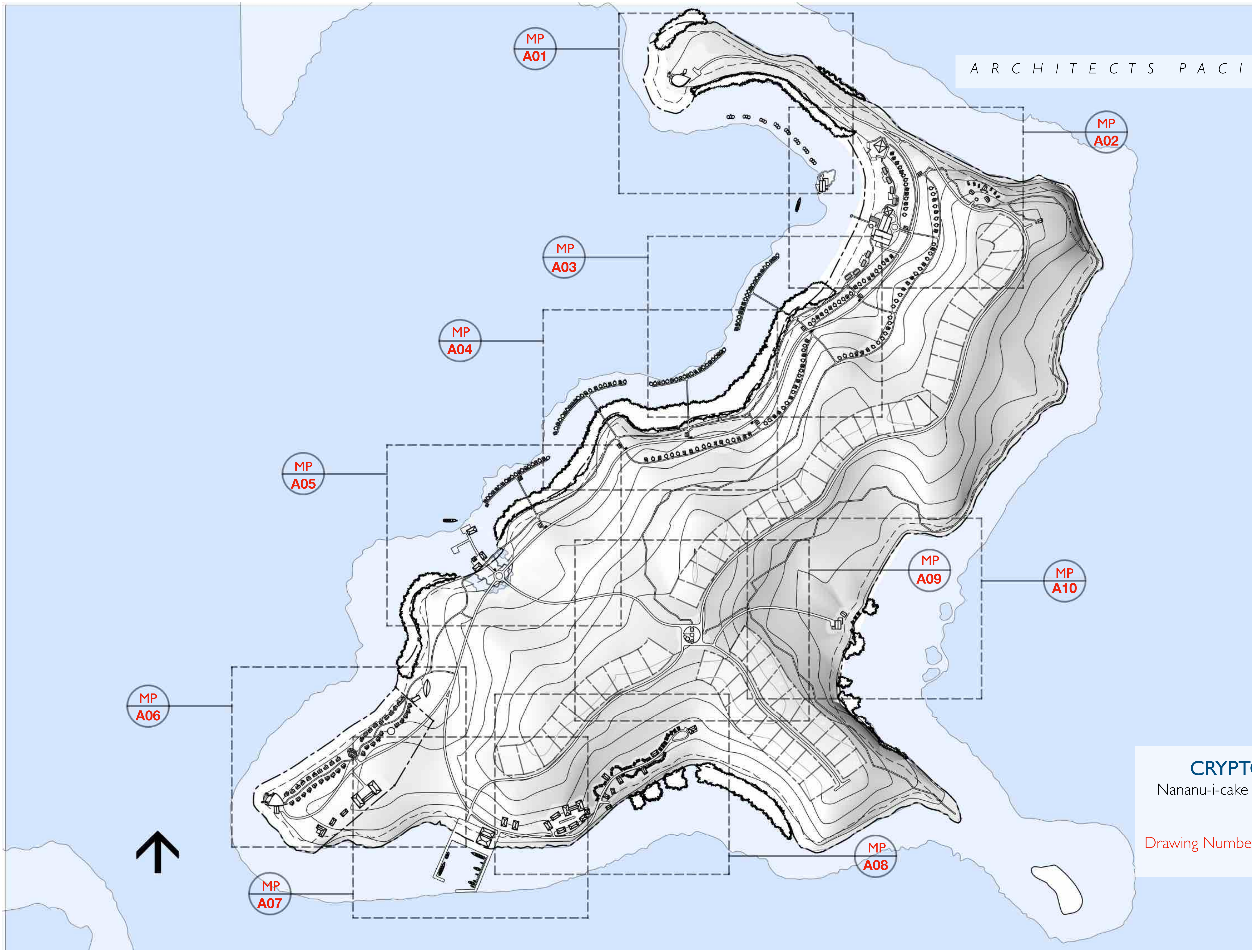






A R C H I T E C T S   P A C I F I C
Nananu-i-ra
Nananu-i-cake (subject site)
Mainland Viti Levu
South Pacifc Ocean
King's Hwy
Kings Road
0
500
1000
1500 m
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Drawing Number MP01
1:20,000


A R C H I T E C T S P A C I F I C
LEGEND
A. The Hub
B. Island Villas
C. Island Restaurant & Bar
D. Cryptobeach & Main Resort Facilities
E. The Spa
F. Lookout and Remote Pavilion
G. Hillside Villas
H. Overwater Villas
I. Guest Arrivals & Facilities
J. House of Dao Resort
K. House of Dao Resort Back of House
L. Marina
M. Services Yard
N. Main Back of House
O. Staff Accommodation and Facilities
P. Private Special Use Tourism Villa/Lots
Q. Clock Tower, Observatory & Cafe/Bar
R. Residents' beach and club house
S. Day Trippers Island with Recreation Facilities
T. Guest Recreation, Boutique Shopping and Dining.
0 100 200 300 400 500 M
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Drawing Number MP02
1:10,000



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Drawing Number MP03

1:10,000

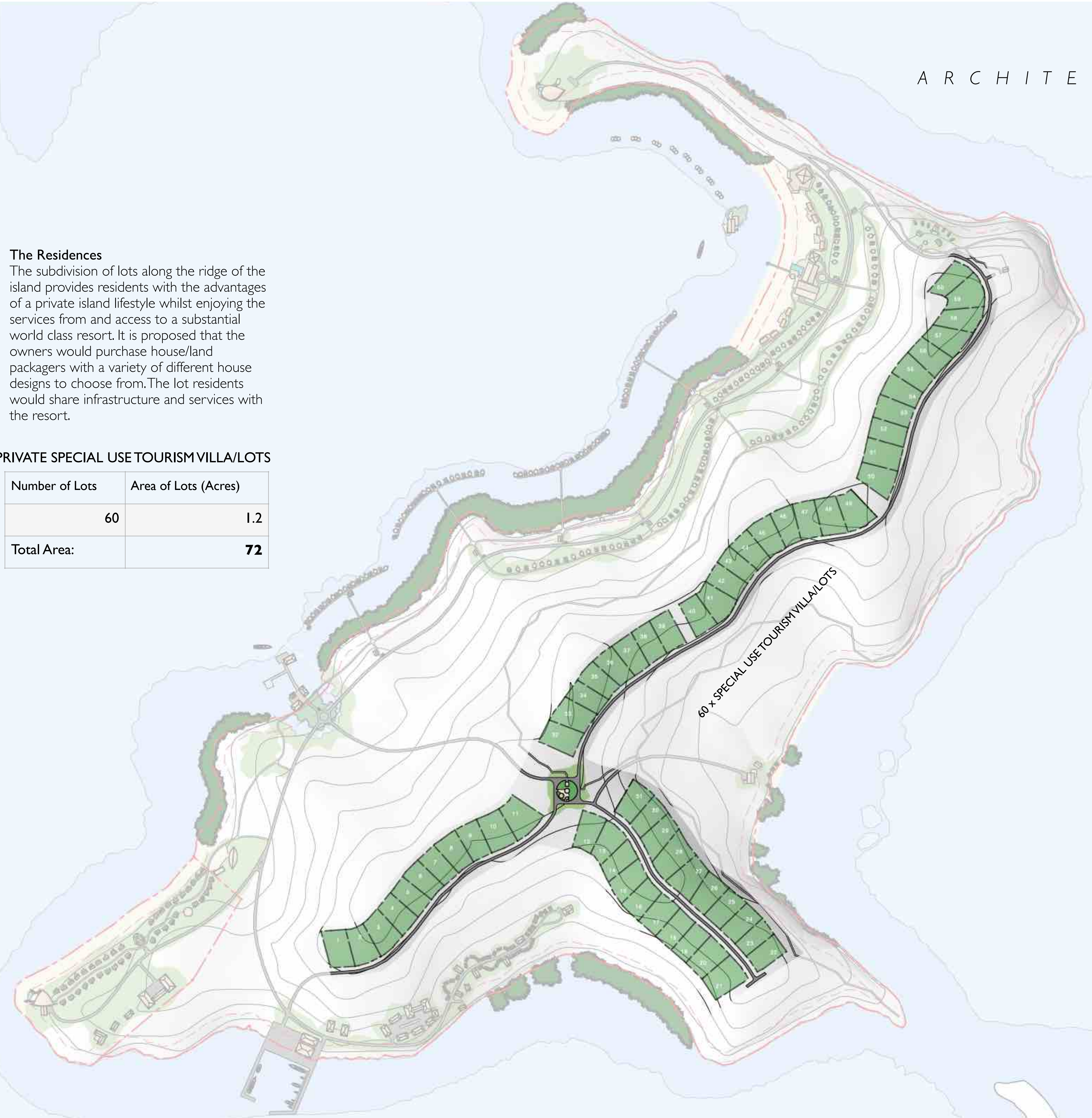
A R C H I T E C T S   P A C I F I C

The Residences

The subdivision of lots along the ridge of the island provides residents with the advantages of a private island lifestyle whilst enjoying the services from and access to a substantial world class resort. It is proposed that the owners would purchase house/land packagers with a variety of different house designs to choose from. The lot residents would share infrastructure and services with the resort.

PRIVATE SPECIAL USE TOURISM VILLA/LOTS

Number of Lots	Area of Lots (Acres)
60	1.2
Total Area:	**72**



0 100 200 300 400 500 m

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Drawing Number **MP04**

Special Use Tourism Lots

1:500



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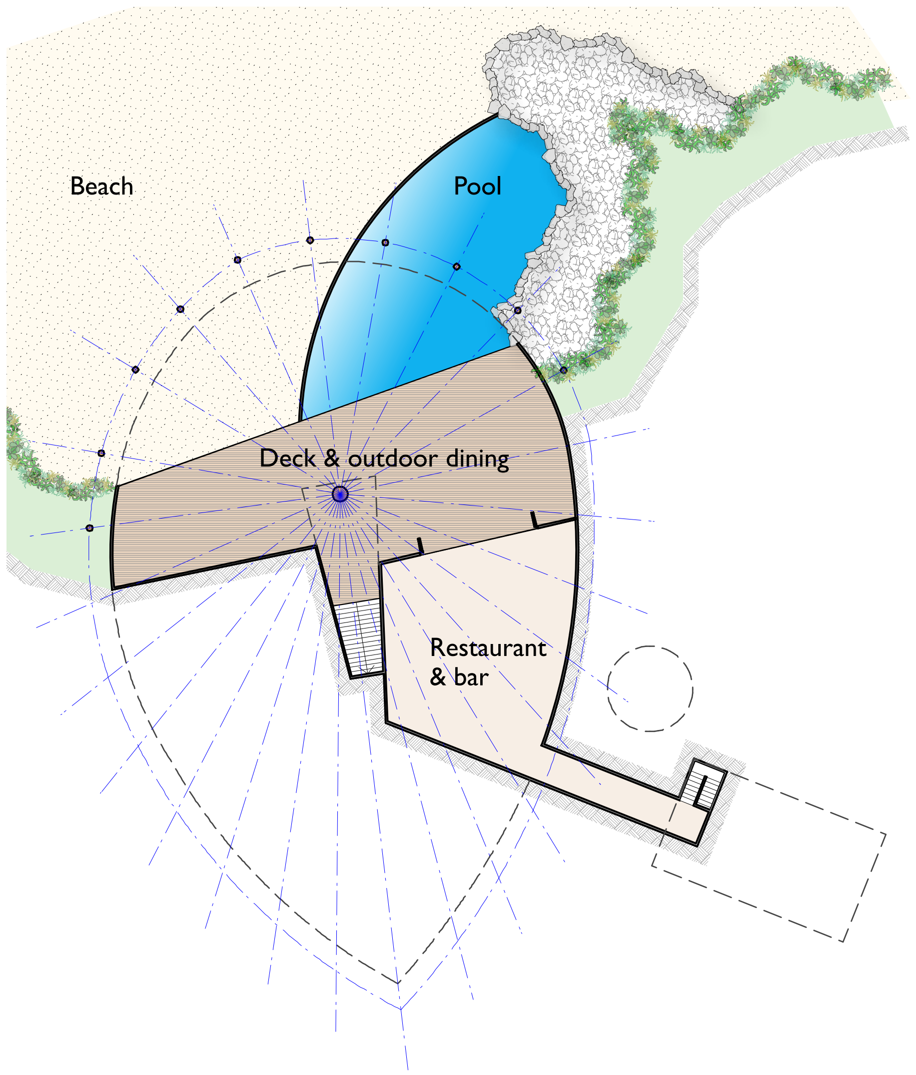
Drawing Number **MP A01**

1:2000

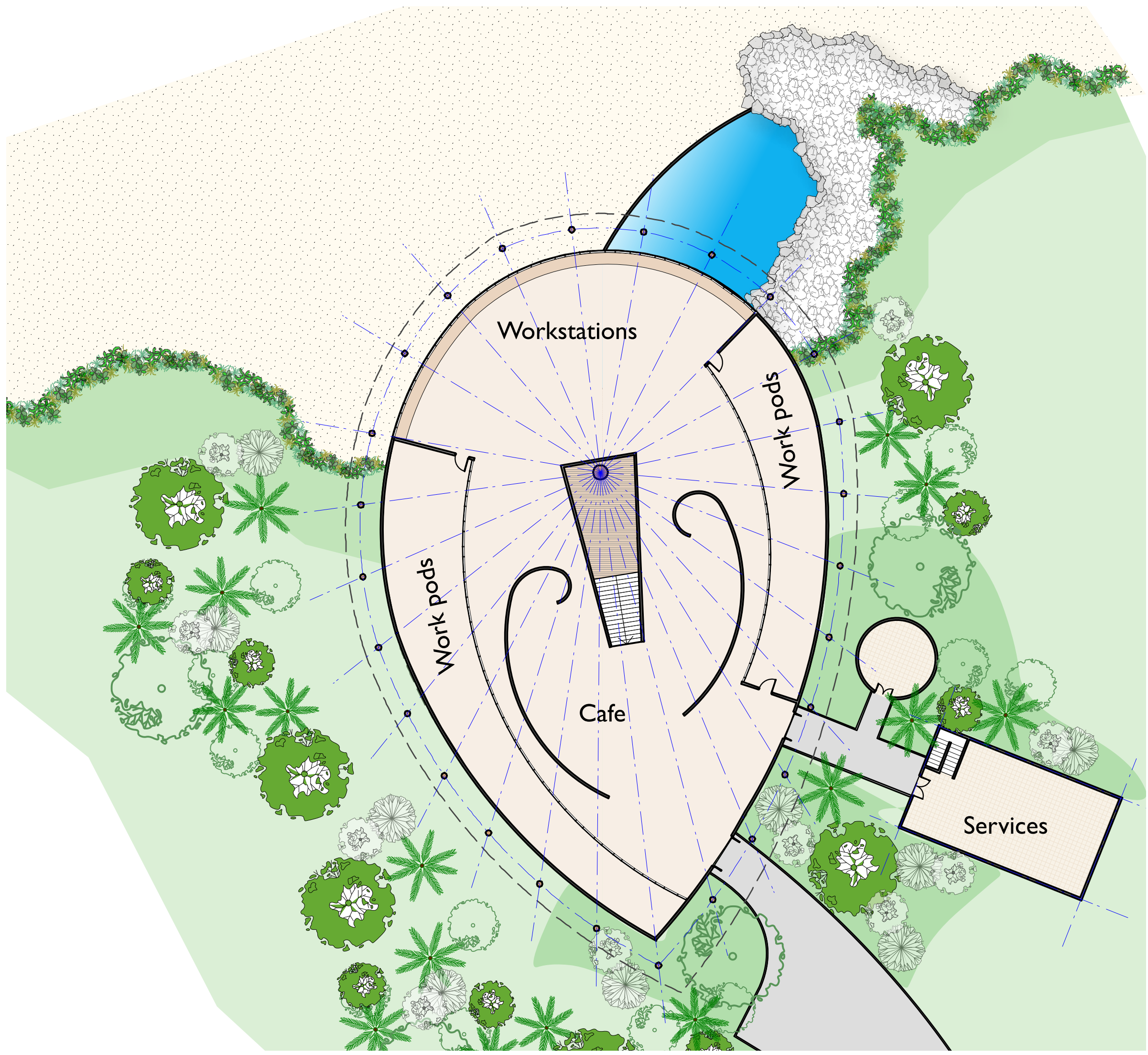
AREAS SCHEDULE

Level	Area of buildings (sqm)
Ground Floor	1150
Basement	300
	1450

This dramatic building on one of the most attractive sites of the island is the place where guests can work in an extremely attractive environment. The building is 2 storeys set into the hillside with a cafe and pool at beach level with offices and an open work space at the upper level.



Basement Plan



Ground Floor Plan







Conceptual imagery

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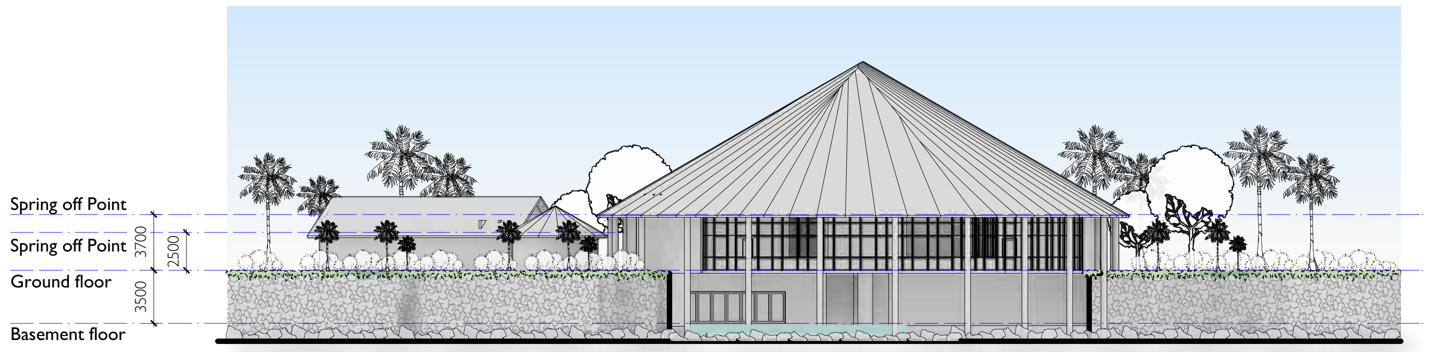
Nananu-i-cake Masterplan

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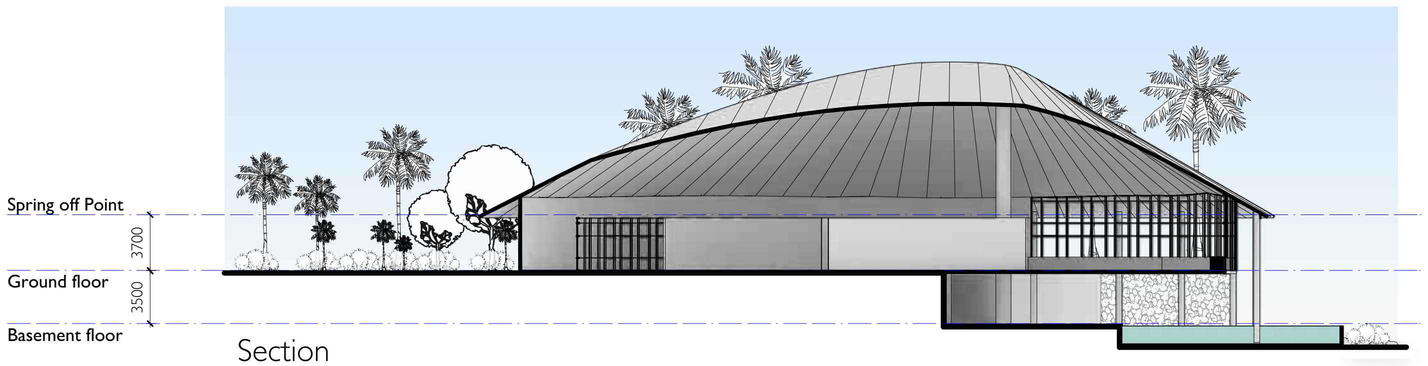
Drawing Number **MP A01.1**

The Hub

1:500



Elevation



Section



Conceptual imagery

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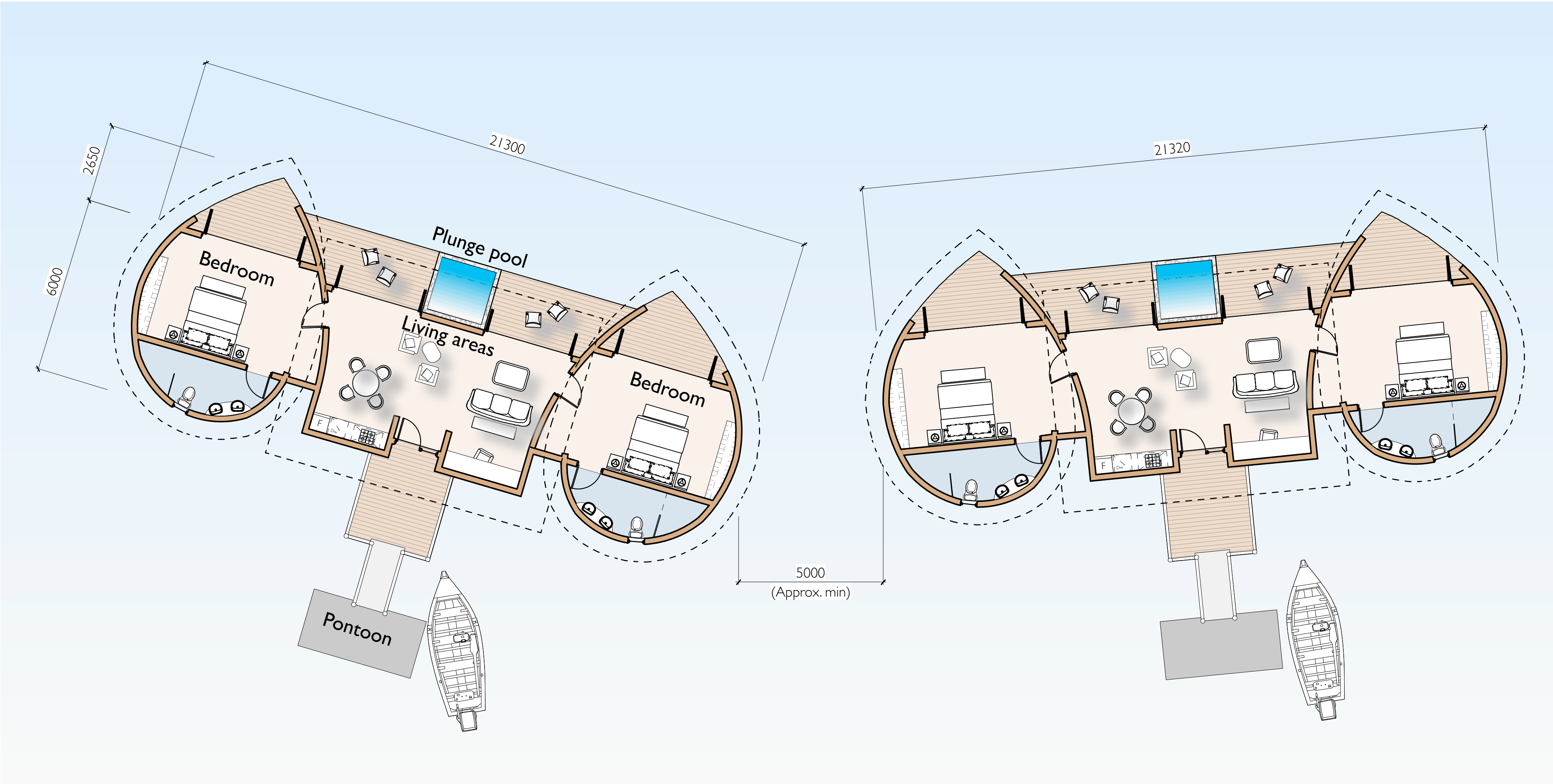
Drawing Number **MP A01.2**

The Hub
1:500

AREAS SCHEDULE

Area/building (sqm)	Number of Buildings	Total area across MP (sqm)
100	8	800

Number of Villas	Number of Beds/villa	Total Beds
8	2	16



Typical Plans

These very special suites are seen as private island overwater villas, only accessible by boat from the main Cryptobeach jetty. Each villa would have a boatman/butler to look after them. The villas have two large bedrooms with a panoramic living dining area.



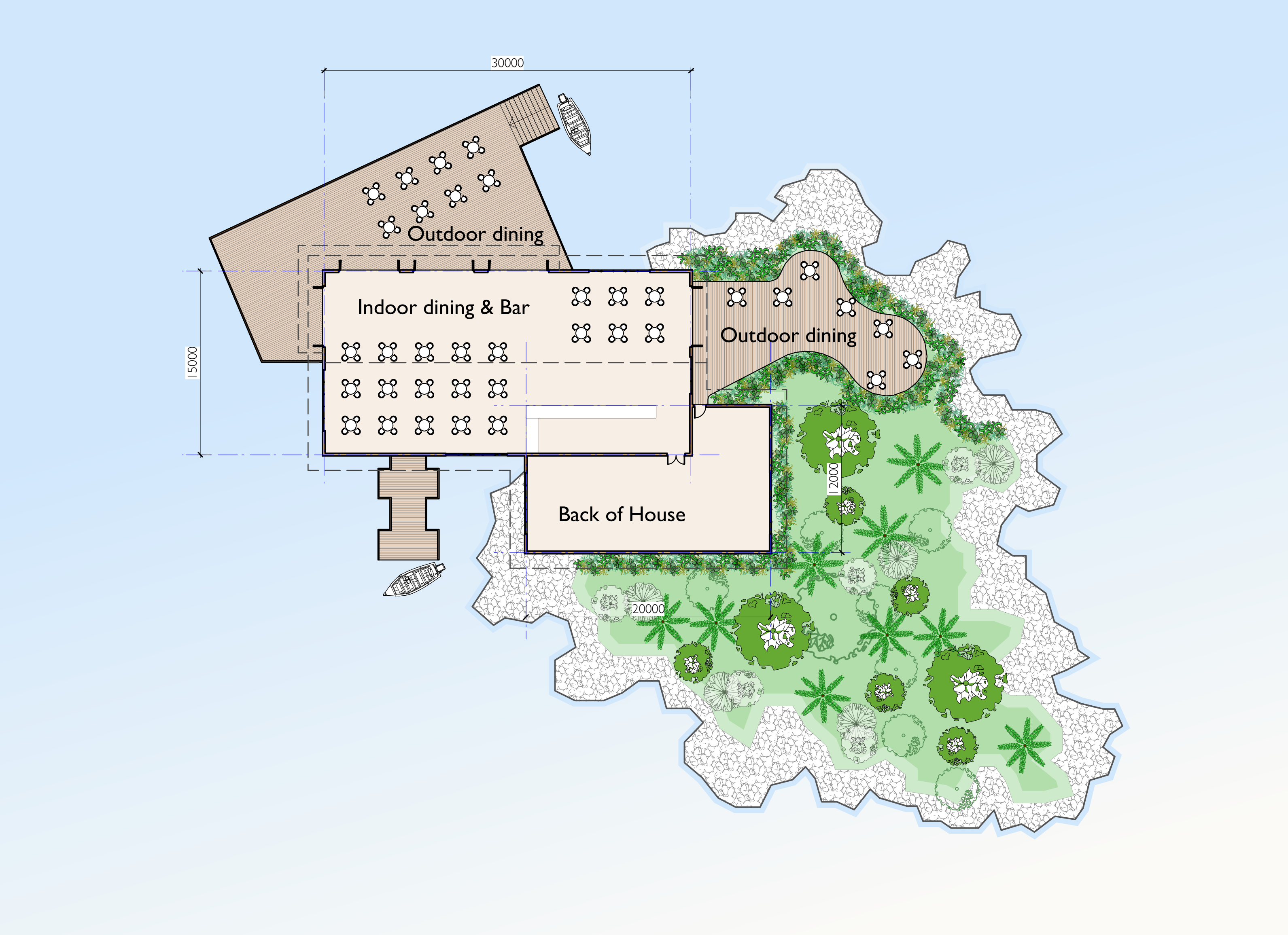




Conceptual imagery

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Drawing Number **MP A01.3**
The Island Villas
1:200



Floor Plan

The Island restaurant and bar is a boutique, overwater bistro linked to a small artificial island. It is accessed from the main Cryptobeach jetty and the nearby island villas are serviced from this facility.







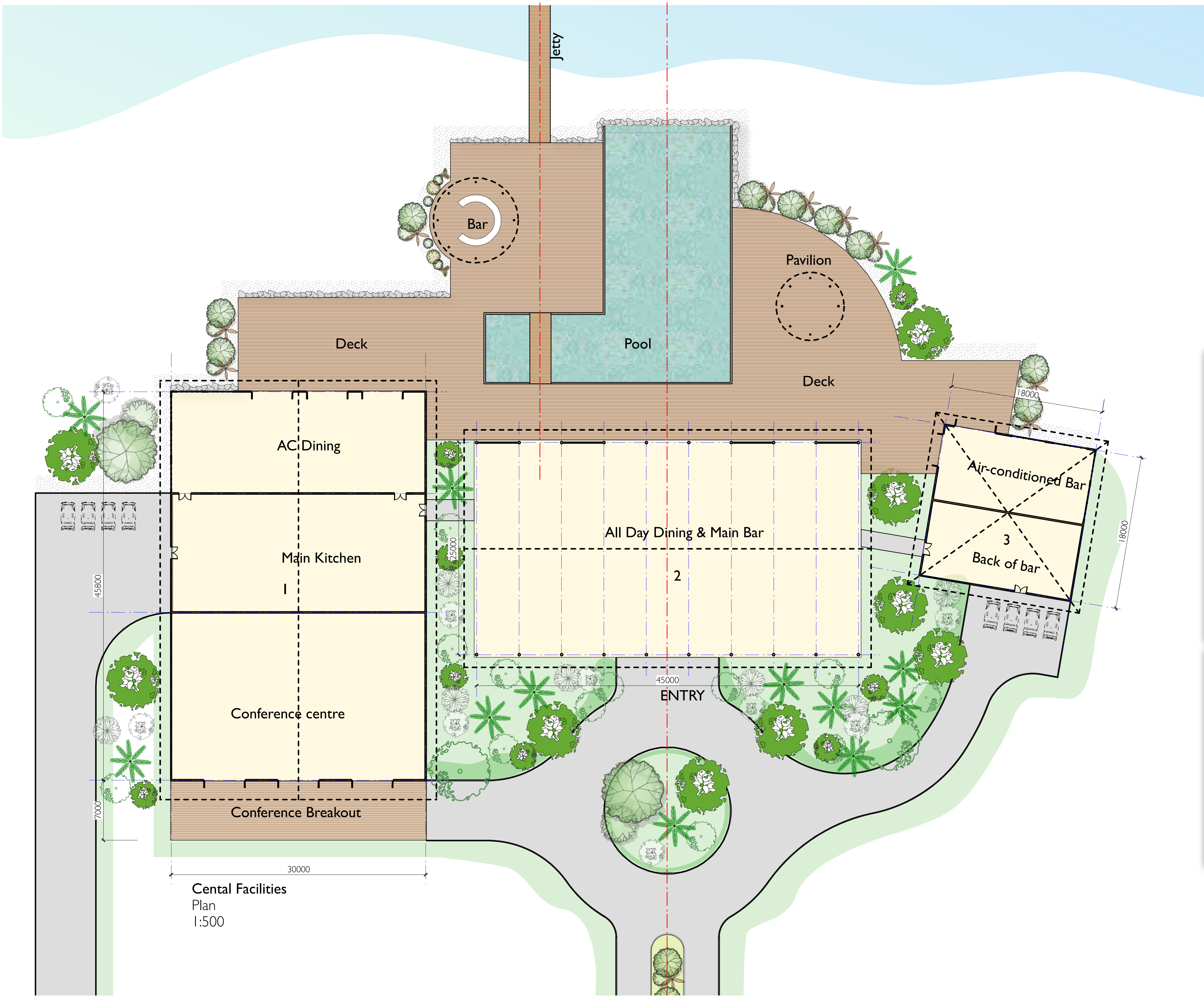
Conceptual imagery

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Drawing Number **MP A01.4**
The Island Restaurant & Bar
1:500



A R C H I T E C T S P A C I F I C
Beach Pavilion
Island Villas
Island Restaurant and Bar
Beach Shelters
Beachside Villas
Hillside Villas
Pedestrian path
Vehicular road
SPA
Pedestrian path
Lookout pavilion
Cryptobeach
Cryptobeach central
Vehicular road
Beach Shelters
Hillside Villas
Vehicular road
Beachside Villas
60
59
58
57
56
55
Private Special Use Tourism Villa/Lots
0
100
150
200 M
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Nananu-i-cake Masterplan
July 2021
Drawing Number MP A02
1:2,000



Cental Facilities
Plan
1:500

AREAS SCHEDULE

Building	Area of buildings (sqm)
1	1384
2	1170
3	330
	2884





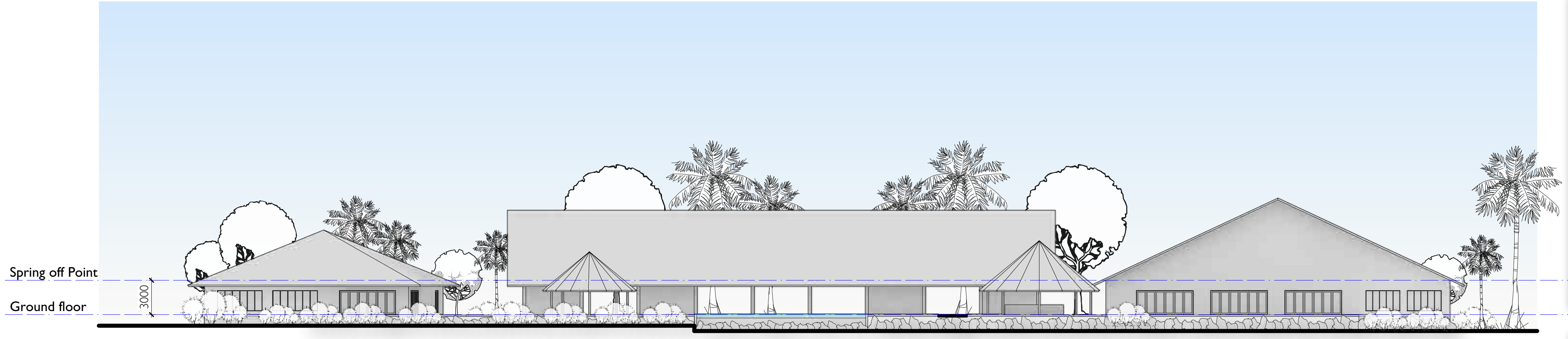
Conceptual imagery

CRYPTOLAND

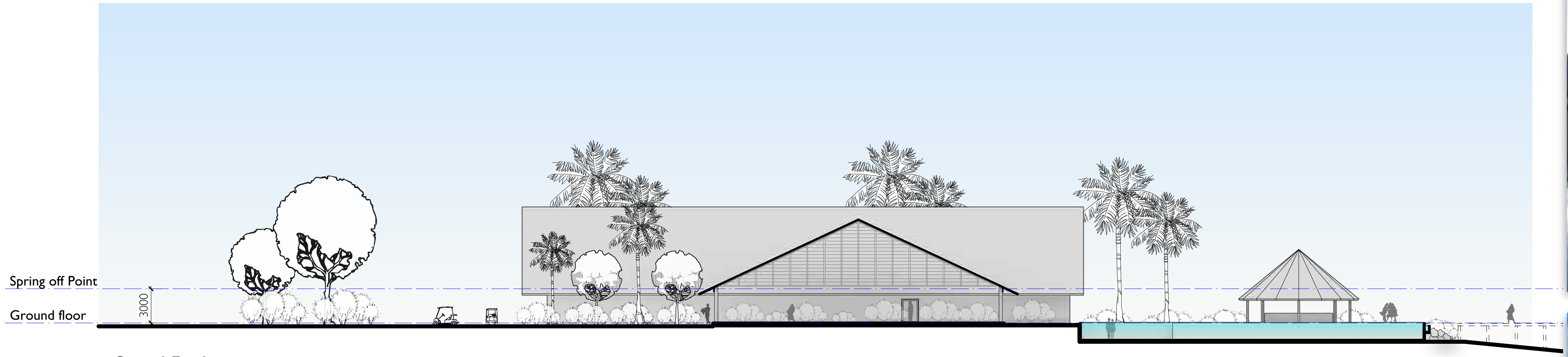
Nananu-i-cake Masterplan
July 2021

Drawing Number **MP A02.1**

Cryptobeach Central Facilities
1:500



Cental Facilities
Typical Elevation



Cental Facilities
Typical Section

This facility is seen as the central area of the resort. Mangroves currently occupy this part of the waterfront and the intention is to remove them for replanting elsewhere and create a white sand beach for this part of the resort.the central feature is large restaurant, bar, terrace and pool complex with a meeting centre for 300 people and enclosed, air conditioned speciality bar and restaurant spaces. A jetty extends from the centre of this complex to provide access to the island restaurant and villas.

Adjacent to the main complex are several beach activity centres providing unique experiences for guests along the beach front.

The Island restaurant and bar is a boutique, overwater bistro linked to a small artificial island.The nearby island villas are serviced from this facility.

The six Island villas are substantial 2 bedroom, overwater units each with its own boat for access from the Cryptobeach jetty.







Conceptual imagery

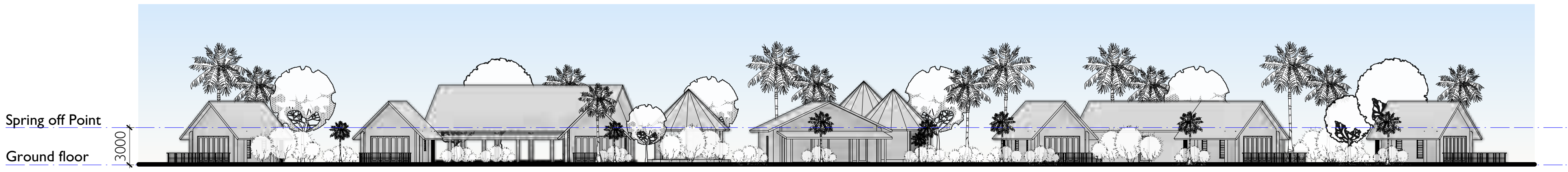
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Drawing Number **MP A02.2**
Cryptobeach Central Facilities
1:500

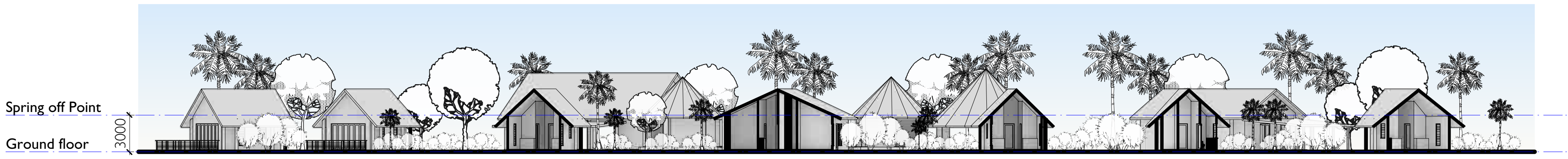
This cluster of buildings on the hillside behind the Cryptobeach form a multifunctional Spa experience with treatment rooms, a salon, a speciality shop, juice bar and related facilities.



Spa Plan



Spa Elevation



Spa Section

AREAS SCHEDULE

Building	Number of Buildings	Area of buildings (sqm)
Treatment room	6	150
Juice Bar	1	90
Reception	1	40
Relaxation	2	85
Services	2	50
		415





Conceptual imagery

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Drawing Number **MP A02.3**

The Spa

1:500

A R C H I T E C T S   P A C I F I C



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Drawing Number **MP A03**

1:2,000

AREAS SCHEDULE

Area/building (sqm)	Number of Buildings	Total area across MP (sqm)
50	84	3150

Number of Villas	Number of Beds/villa	Total Beds
50	1	50



Villas
Typical Plans. - Hillside and Beachside

The Hillside guest rooms are similar in size and layout to the overwater units but have been adapted to provide views to the ocean from the decks and garden access.





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Drawing Number **MP A03.1**
The Hillside & Beachside Villas
1:500



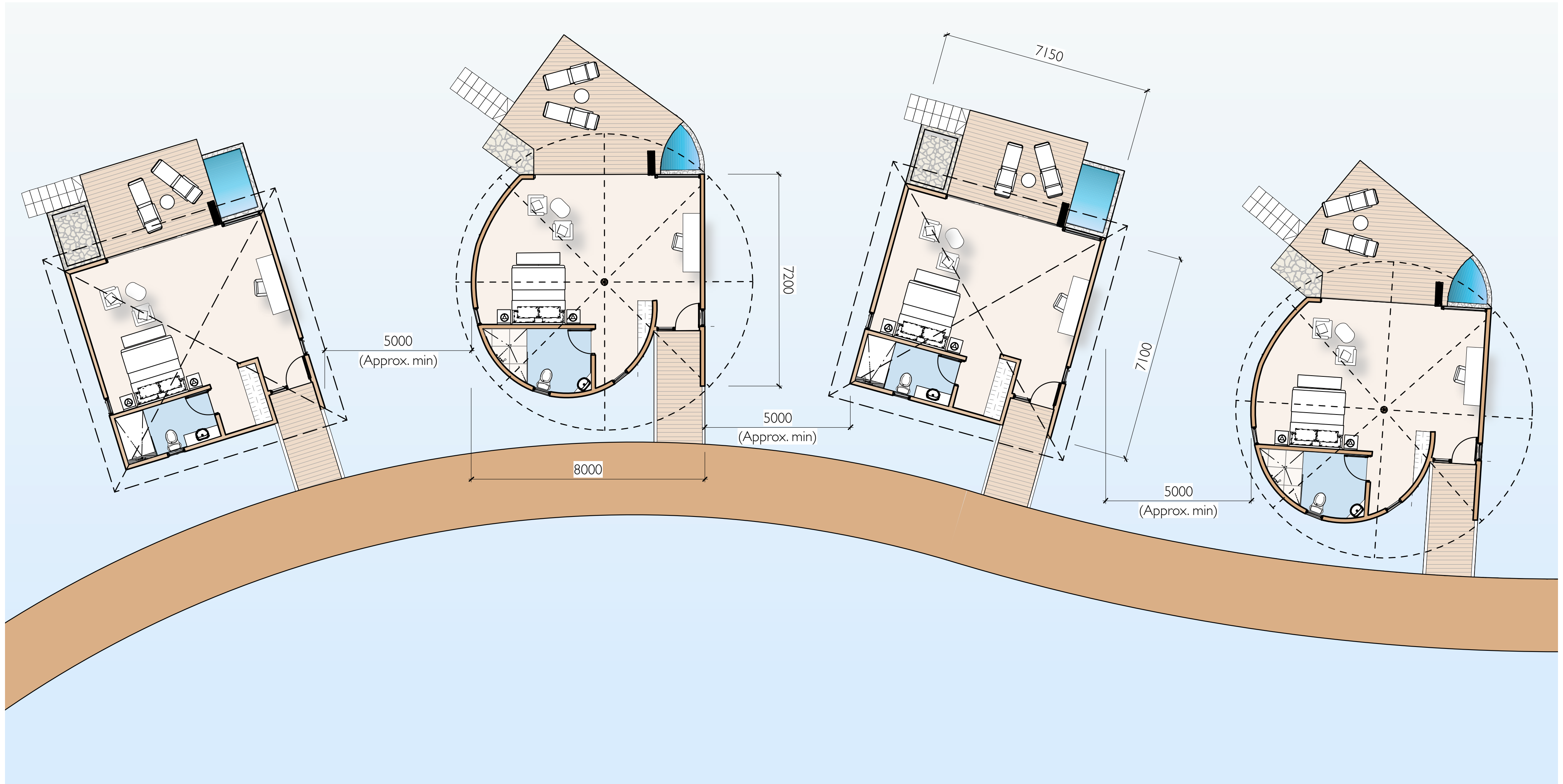
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Drawing Number **MP A04**
1:2,000

AREAS SCHEDULE

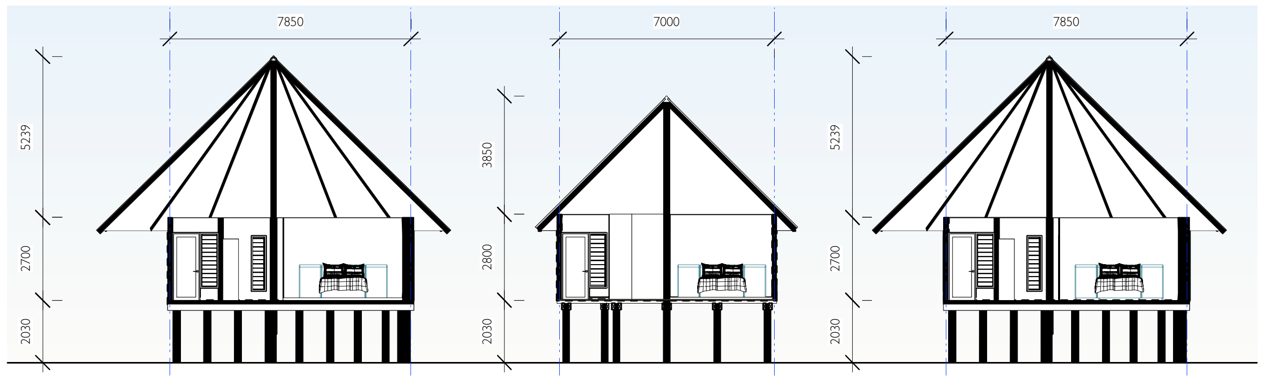
Area/building (sqm)	Number of Villas	Total area across MP (sqm)
50	63	3150

Number of Villas	Number of Beds/villa	Total Beds
63	1	63



Villas
Typical Plans

Two types of overwater guest rooms are proposed - one with curved and the other with a square plan. Both are of very similar size and having a mixing of the two types along the jetties provides an interesting experience for visitors.



Villas
Typical Elevations (not to scale)



Conceptual imagery

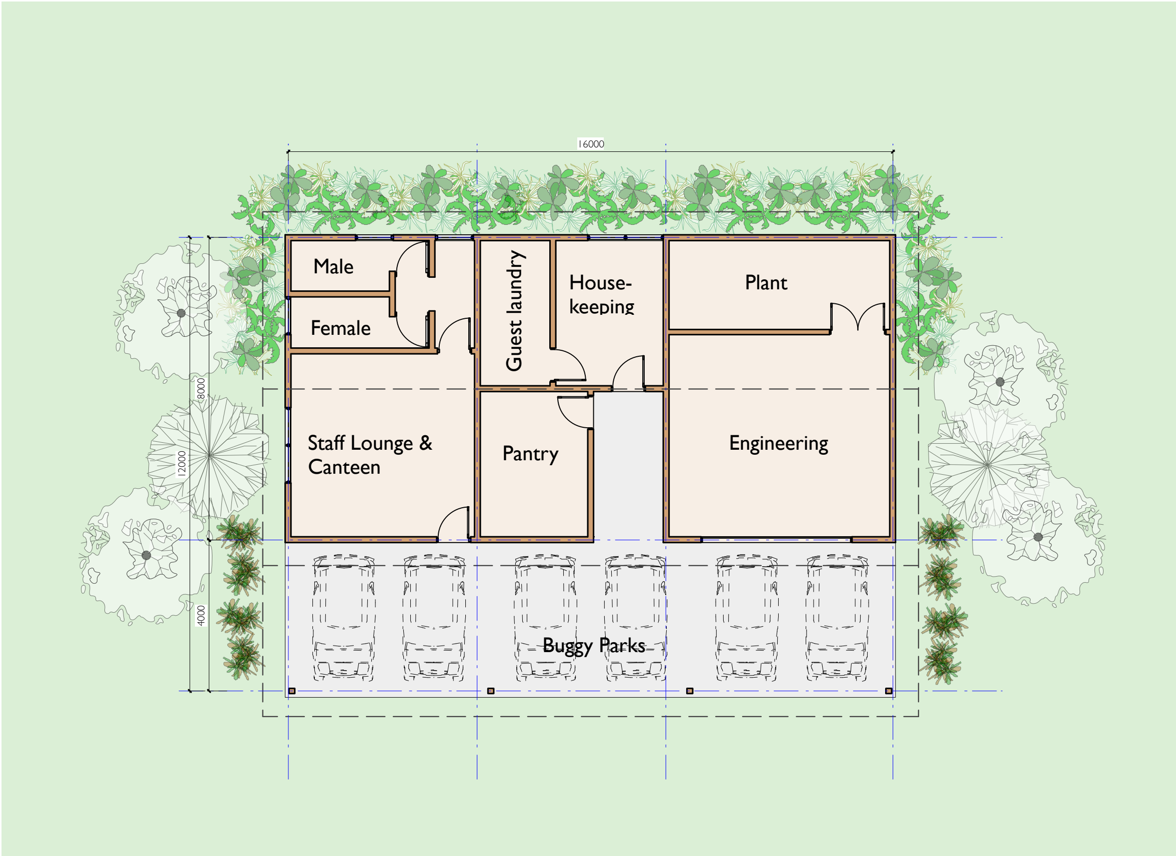
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Drawing Number **MP A04.1**
The Overwater Villas
1:500

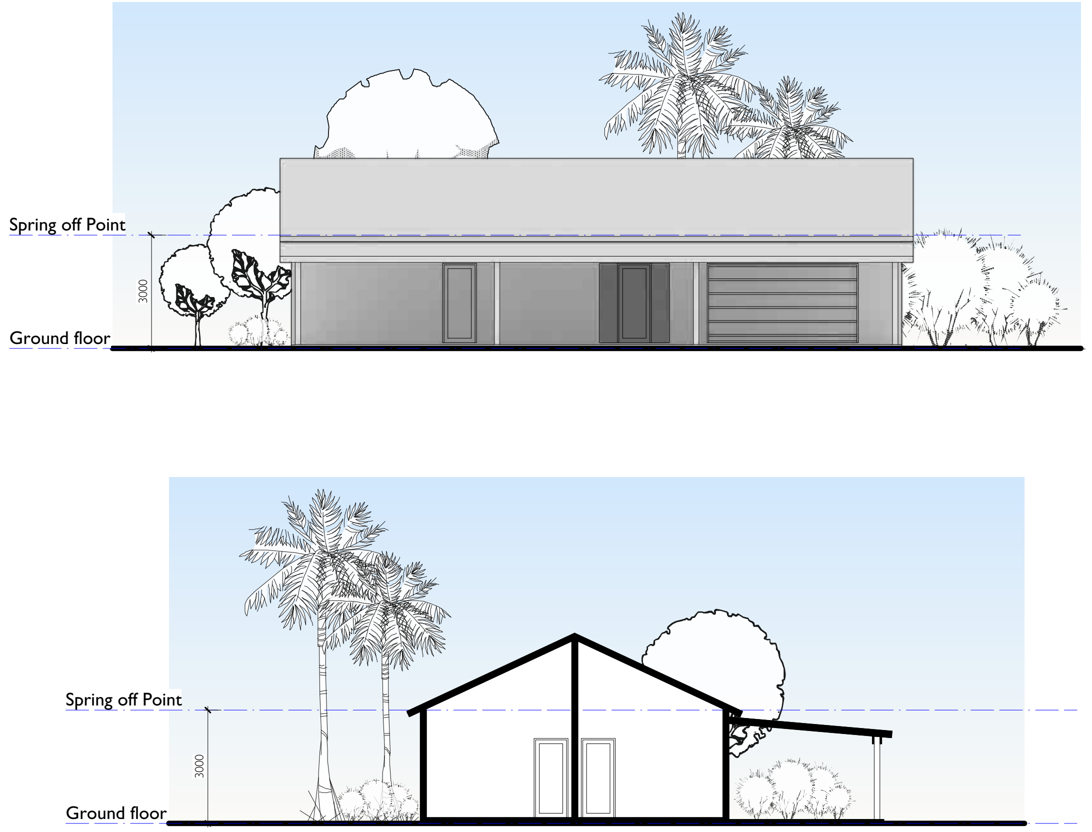
AREAS SCHEDULE

Area/building (sqm)	Number of Buildings	Total area across MP (sqm)
128	6	768

The size of this resort necessitate that the various centres of accommodation and activity require associated 'satellite' housekeeping and servicing pavilions. The location of these buildings is shown on the master plan and each one accommodates, staff facilities, housekeeping, pantry, guest laundry and a buggy park



Back of House
HK Pavilions Typical Plan
1:200



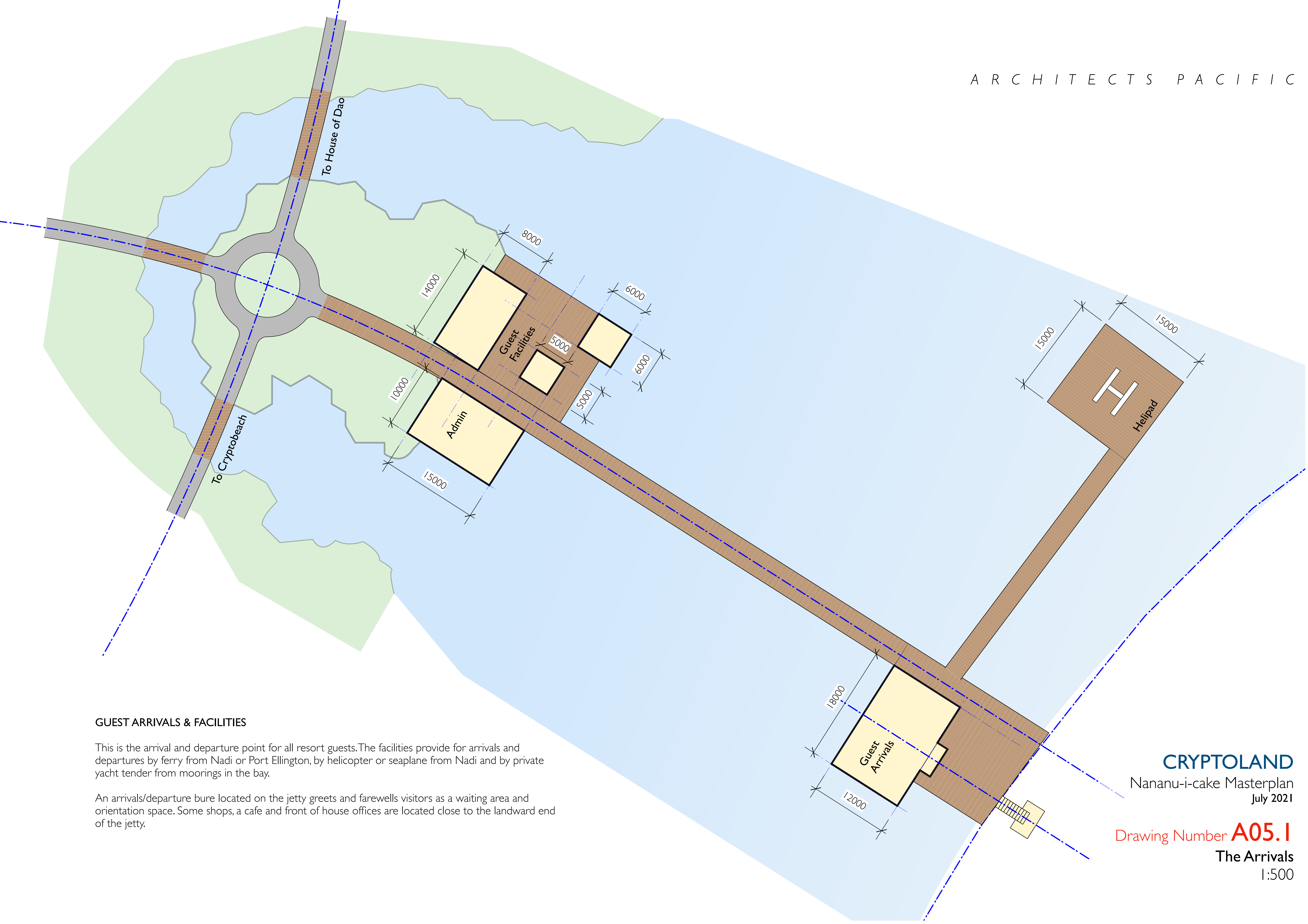
Back of House
HK Pavilions Typical Section & Elevation
1:200

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Drawing Number **MP A04.2**
The Housekeeping Pavilions
1:200



A R C H I T E C T S   P A C I F I C
21 Overwater Villas
Pedestrian path
Vehicular Road
Existing jetty
Guest Marina
Guest
Arrivals
Helipad
H
Guest
facilities
Vehicular Road
0
100
150
200 M
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Nananu-i-cake Masterplan
July 2021
Drawing Number MP A05
1:2,000



GUEST ARRIVALS & FACILITIES

This is the arrival and departure point for all resort guests. The facilities provide for arrivals and departures by ferry from Nadi or Port Ellington, by helicopter or seaplane from Nadi and by private yacht tender from moorings in the bay.

An arrivals/departure bure located on the jetty greets and farewells visitors as a waiting area and orientation space. Some shops, a cafe and front of house offices are located close to the landward end of the jetty.

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Drawing Number A05.1

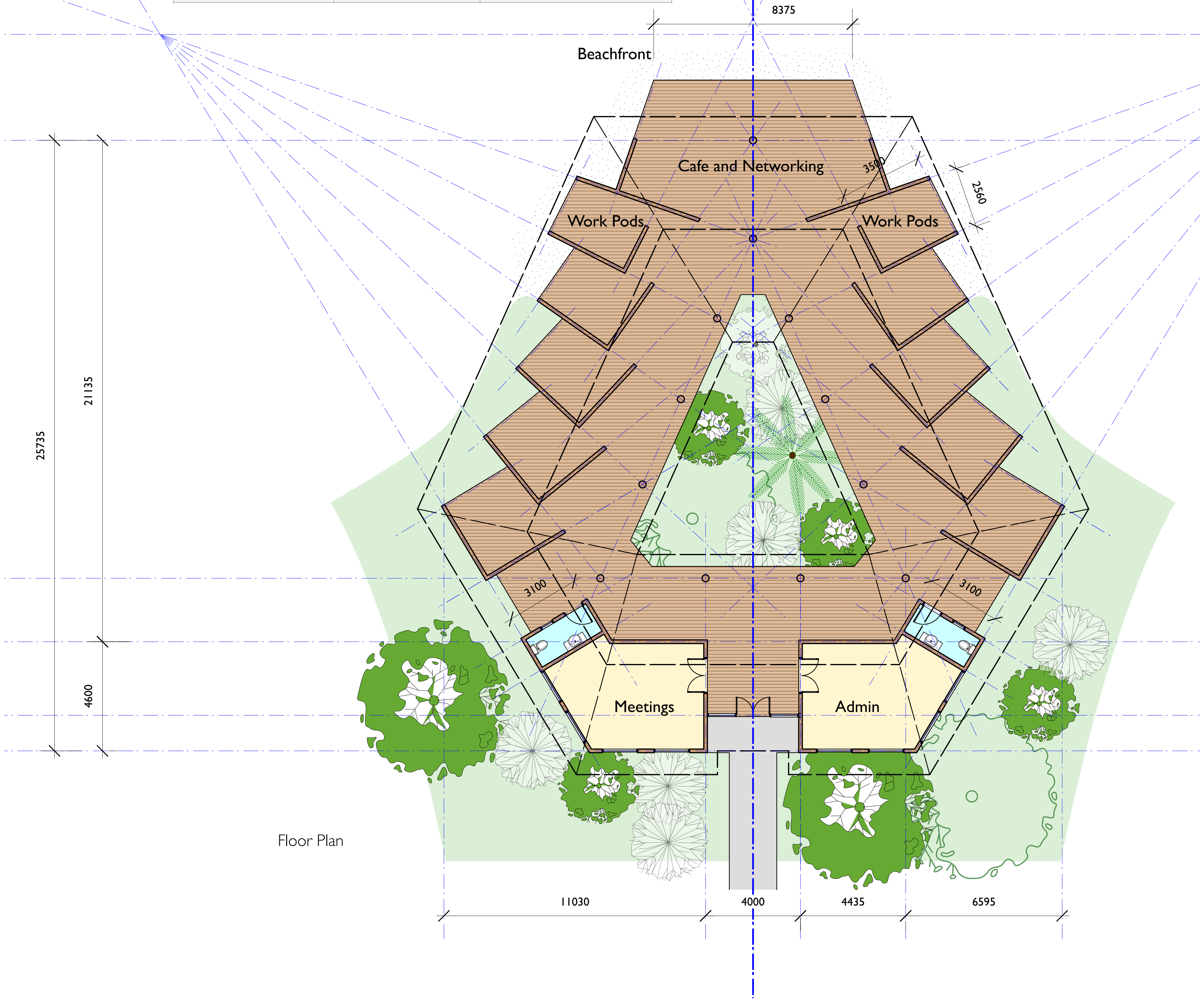
The Arrivals

1:500


A R C H I T E C T S   P A C I F I C
HOUSE OF DAO RESORT
Guest facilities
and shops
10 Beachfront Villas
Yoga
Vehicular Road
The Incubator
10 Garden Villas
Proposed title boundary
10 Beachfront Villas
Back of
House
10 Garden Villas
Vehicular Road
The Central
Facilities
Staff Facilities
0
100
150
200 M
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July 2021
Drawing Number MP A06
1:2,000

AREAS SCHEDULE

Area/building (sqm)	Number of Buildings	Total area (sqm)
140	1	140



Floor Plan



Conceptual imagery

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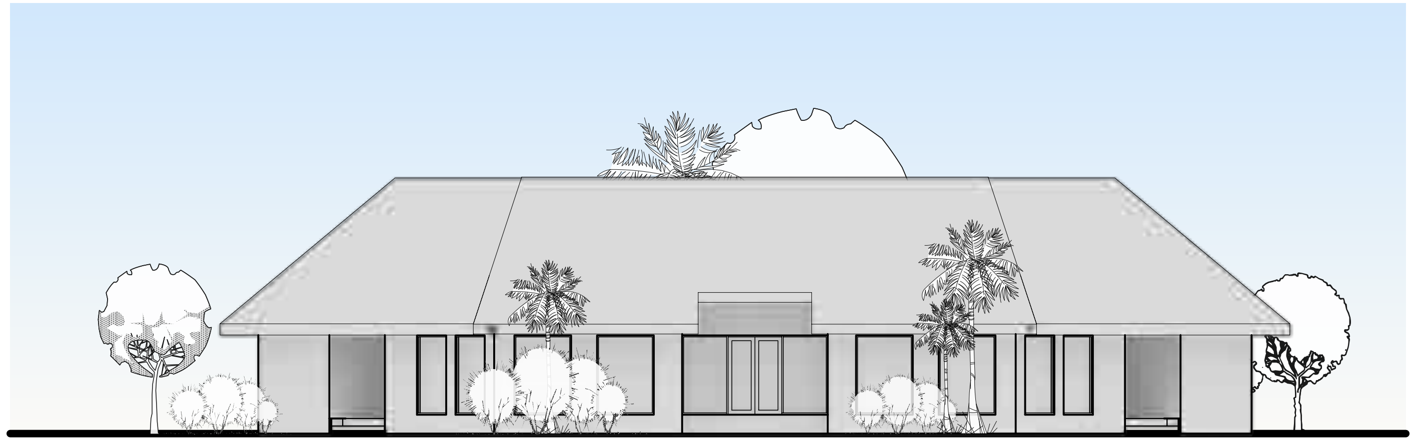
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Drawing Number **MP A06.1**

The Incubator

1:200



Elevation - The Incubator Offices



Section - The Incubator Offices



Conceptual imagery

House of Dao Resort
The guests for this part of the resort are long stay visitors who will spend time here working on innovative project concepts. The guest rooms are therefore larger than those for short stay guests and include kitchenettes.

The incubator building is seen as a special work space with office pods on the perimeter along with a cafe and meeting facilities. A small admin space manages the operations of this building.

The restaurant and bar for this resort are at a spectacular location at the end of the main beach. This building includes a large terrace and pool.

The House of Dao Resort includes a Yoga pavilion, shops and a themed rocket restaurant at the northern end.

A R C H I T E C T S   P A C I F I C



Villas
Typical Villa Plans

AREAS SCHEDULE

Area/building (sqm)	Number of Studios	Total area (sqm)
75	40	3000

Number of Studios	Number of Beds/unit	Total Beds
40	1	40





Conceptual imagery

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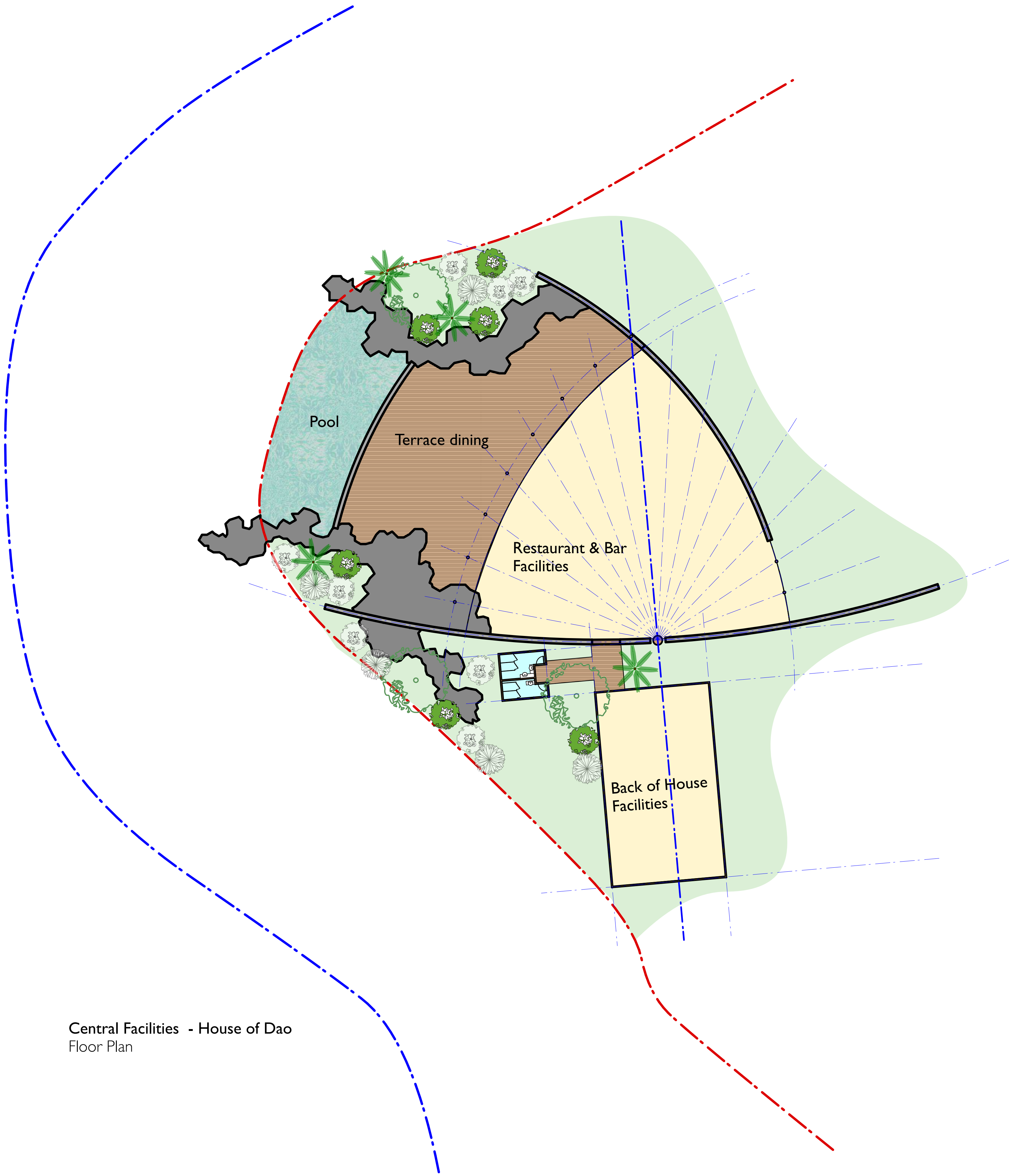
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Drawing Number **MP A06.3**

The House of Dao Villas

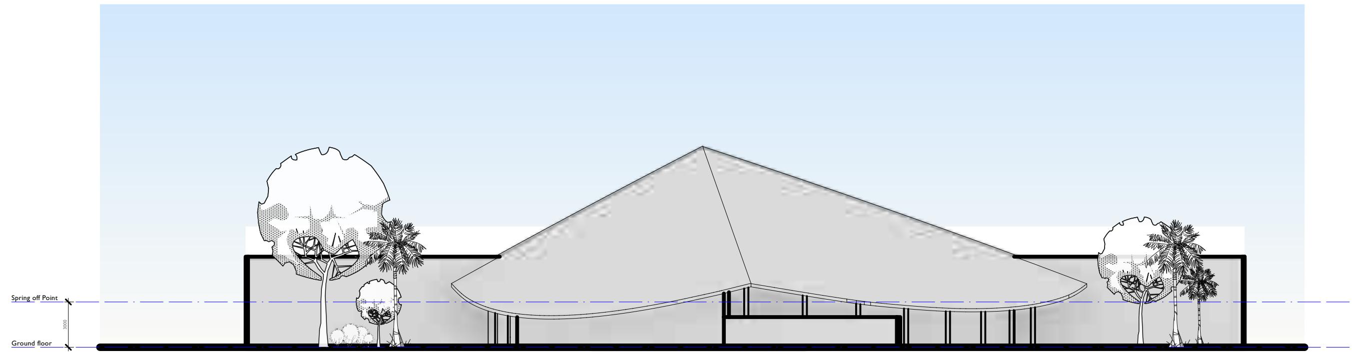
1:500



Central Facilities - House of Dao
Floor Plan

AREAS SCHEDULE

Building	Area of buildings (sqm)
Central bar & restaurant	700
Back of House	250
Facilities	25
	2884



Central Facilities - House of Dao
Elevation



Central Facilities - House of Dao
Section

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Drawing Number **MP A06.4**
The House of Dao Villas
1:500



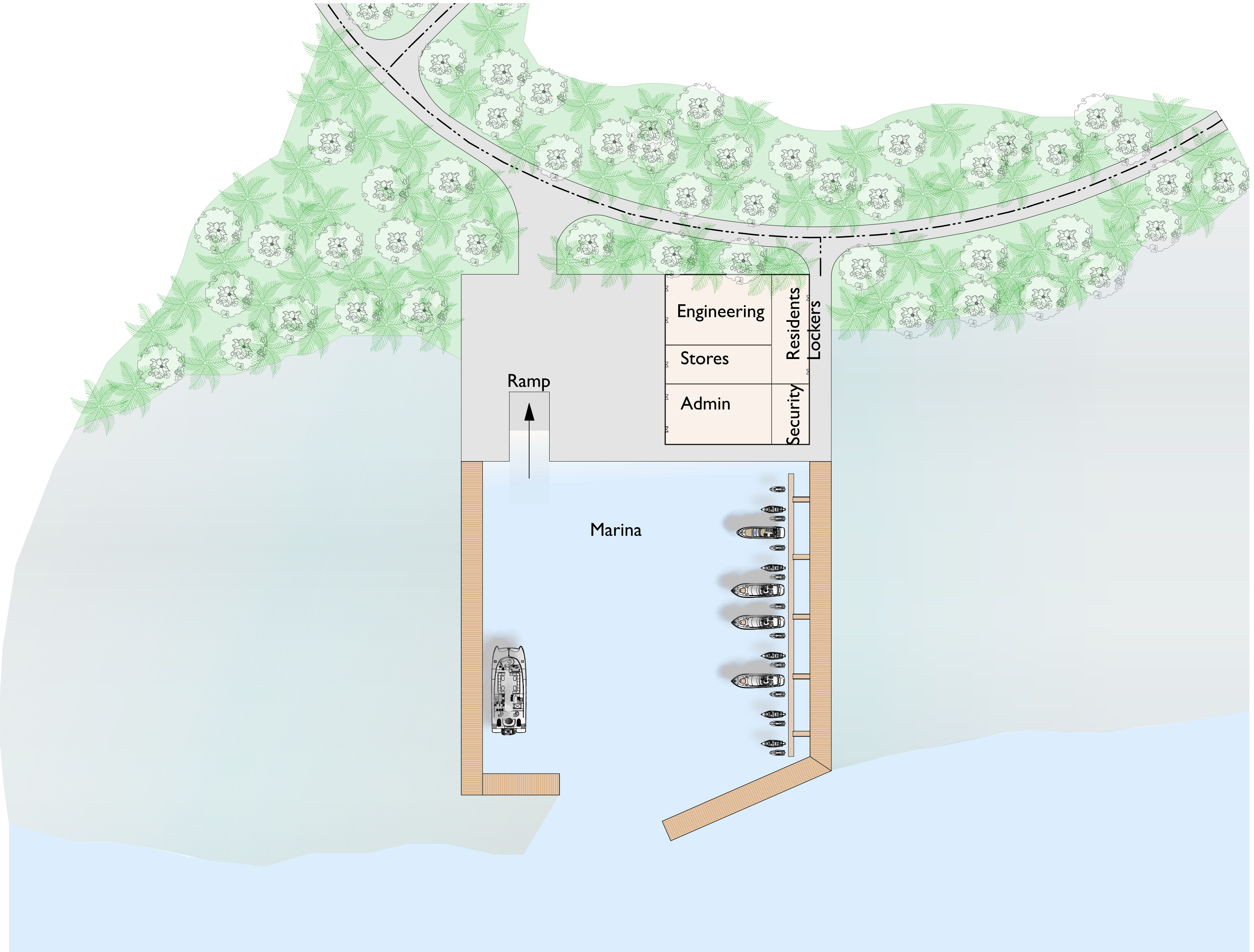
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Drawing Number **MP A07**

1:2,000



The Marina
Floor Plan

AREAS SCHEDULE

Building	Total areas (sqm)
Administration	900
Stores	600
Engineering	1000
Security	300
Lockers	600
	3400

MARINA

The marina is a dredged area enclosed by rock revetment to provide wind and wave protection from the south east Tradewinds.

The eastern side of the marina is dedicated to moorings for the island residents and it includes a security hut controlling access and a lockers room.

The western side of the marina is the resort side. It includes a substantial open shed for temporary storage of goods coming and going to and from the resort vis a roll on/roll off barge and ramp.The area also includes for arriving and departing staff from the resort and checking them in and out.

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Drawing Number **MP A07.1**
The Marina
1:2000



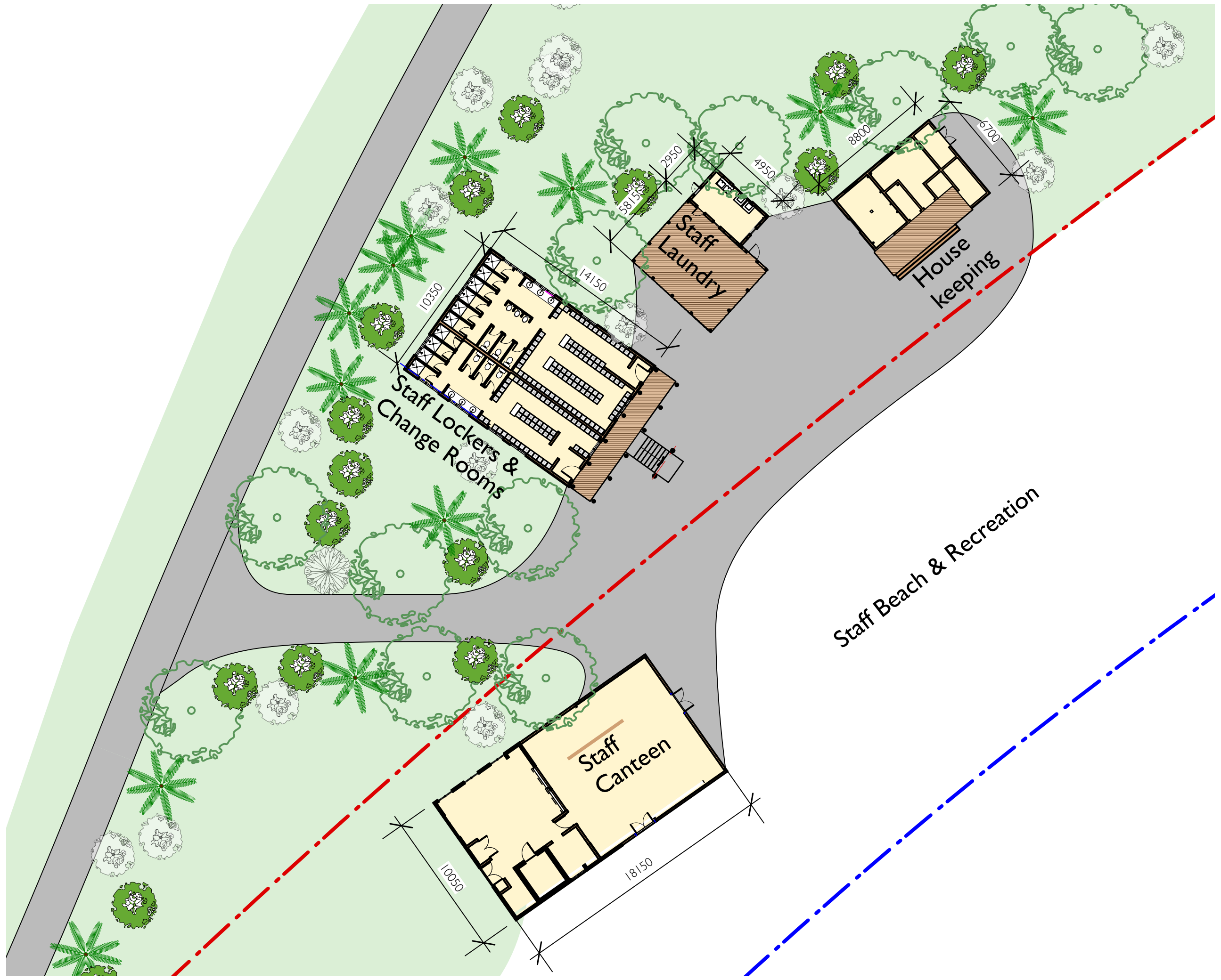
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Drawing Number **MP A08**

1:2,000



AREAS SCHEDULE

Building	Total areas (sqm)
Staff Canteen	180
Lockers & Change Rooms	150
Staff Laundry	30
Housekeeping	63
	423

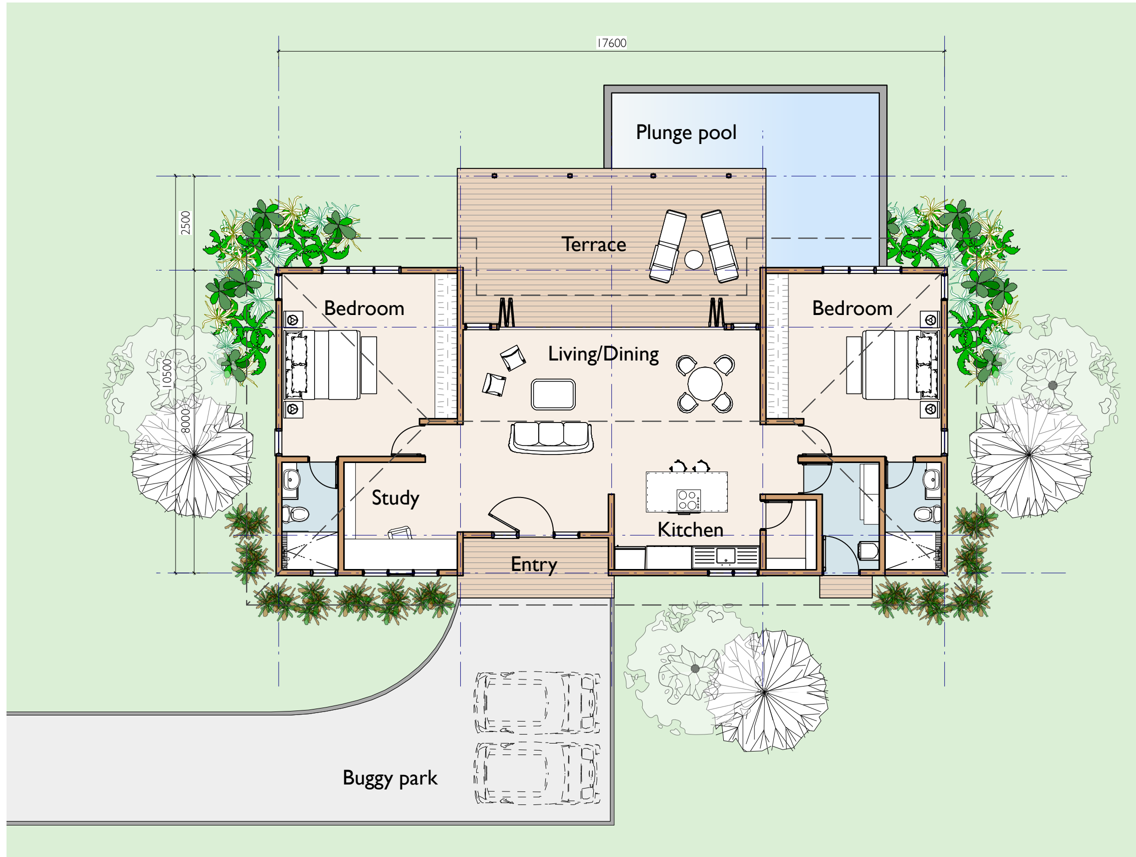
STAFF FACILITIES

It is envisaged that the resort will employ about 300 staff on a permanent basis. Approximately 2/3rds of these would live on the resort and the accommodation provides for various levels of accommodation to cater for this. An estimate of the number of staff on site is therefore approximately 120 people and the accommodation in the staff area has been sized accordingly.

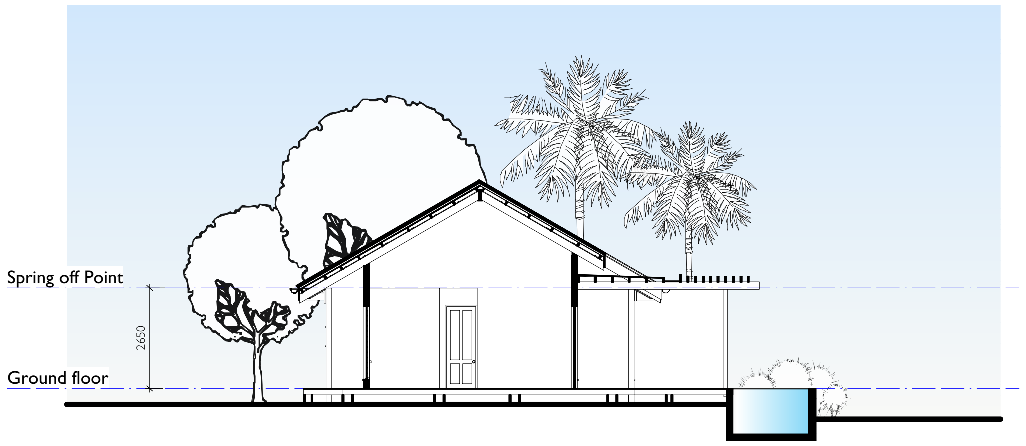
The staff housing area includes canteen, recreation and lounge facilities close to the waterfront. These facilities also include lockers and dormitory space for transient staff.











GMs Residence
Typical Plan & Elevation/Section
1:200

AREAS SCHEDULE

Area/building (sqm)	Number of Buildings	Total area across MP (sqm)
185	1	185

Number of Residences	Number of Beds/unit	Total Beds
1	2	2





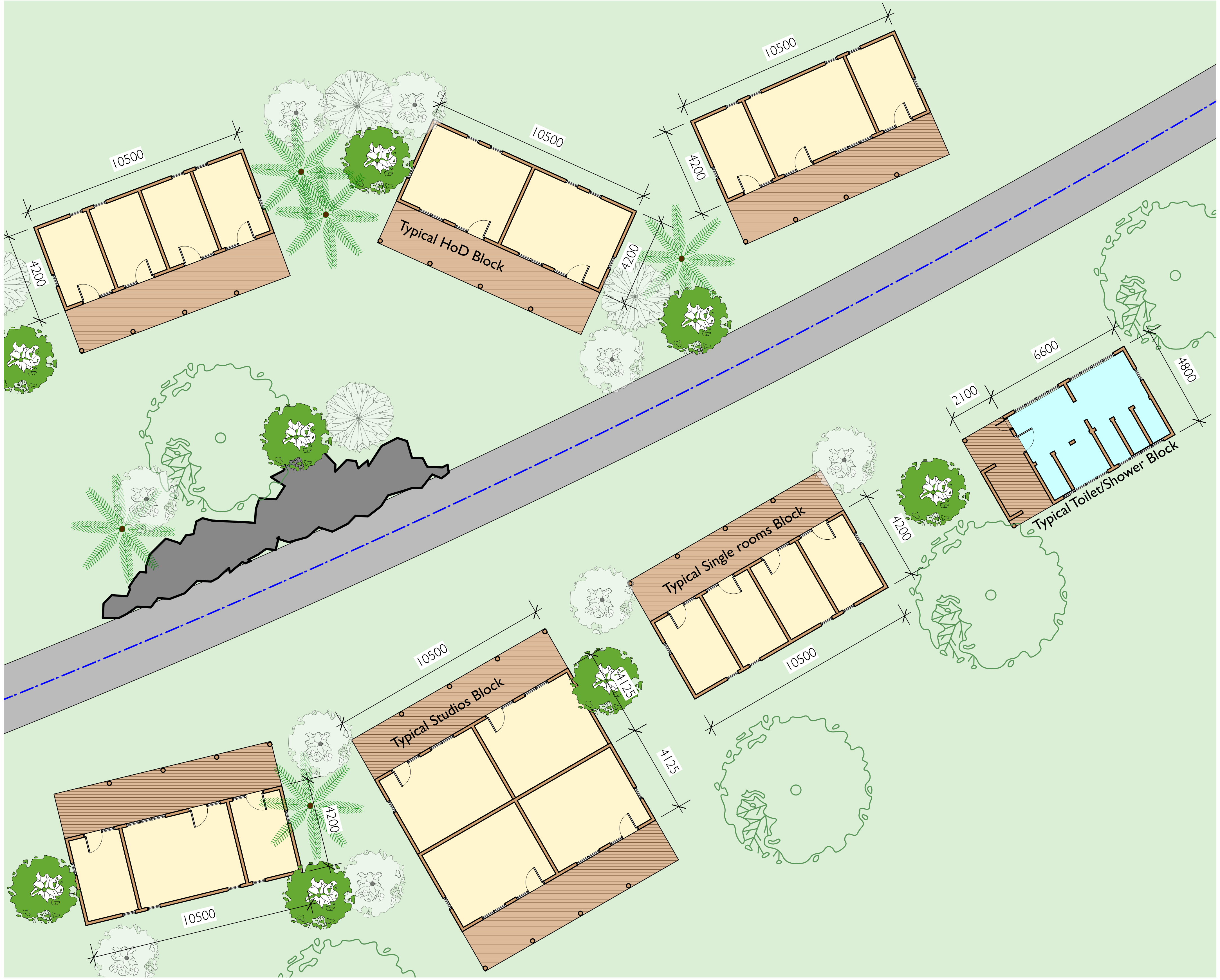
Conceptual imagery

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Drawing Number **MP A08.2**

Executive Residence
1:500



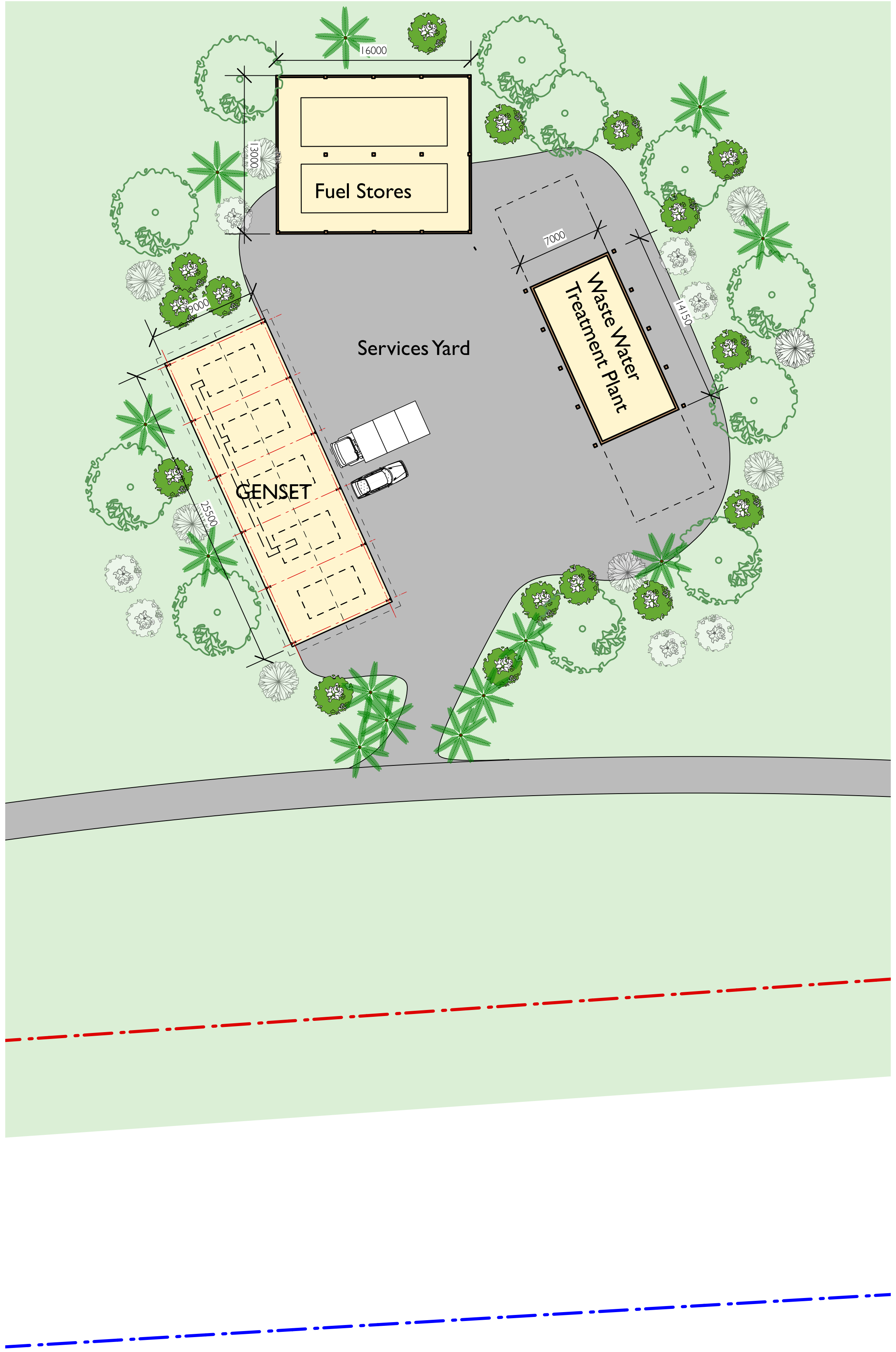
AREAS SCHEDULE

Building	Number of Buildings	Total area across MP (sqm)
Single Rooms	14	620
Studios	11	470
HoD Accommodation	8	400
		1490

Total Number of Dwellings	Total Number of Beds
1	120

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Drawing Number **MP A08.3**
Staff Accommodation
1:500



AREAS SCHEDULE

Building	Total areas (sqm)
WWTP	100
Fuel Stores	208
Genset	230
	538

BACK OF HOUSE

The Back of House complex has been located close to the marina and the staff facilities and accommodation and comprises the main facilities for:

Resort laundry
Housekeeping offices and stores
Landscape maintenance equipment
Engineering and maintenance workshop
Main resort stores
Administration offices

The Generating plant and waste water treatment plant are located apart from the main Back of House complex, closer to the marina to reduce the noise nuisance from these operations.

Given the size of the island and the problems of servicing the many separate precincts we have satellite housekeeping stations providing facilities for staff at various points around the resort - these are shown on the master plan.

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Drawing Number **MP A08.4**
Services Yard
1:500



AREAS SCHEDULE

Building	Total areas (sqm)
Staff Canteen & Shop	170
Main Store	150
MEP	94
Transformer	30
Workshop	56
Fuel Store	38
Maintenance	190
Administration (BoH)	195
Laundry & Housekeeping	160
Human Resources	80
	1163

CRYPTOLAND

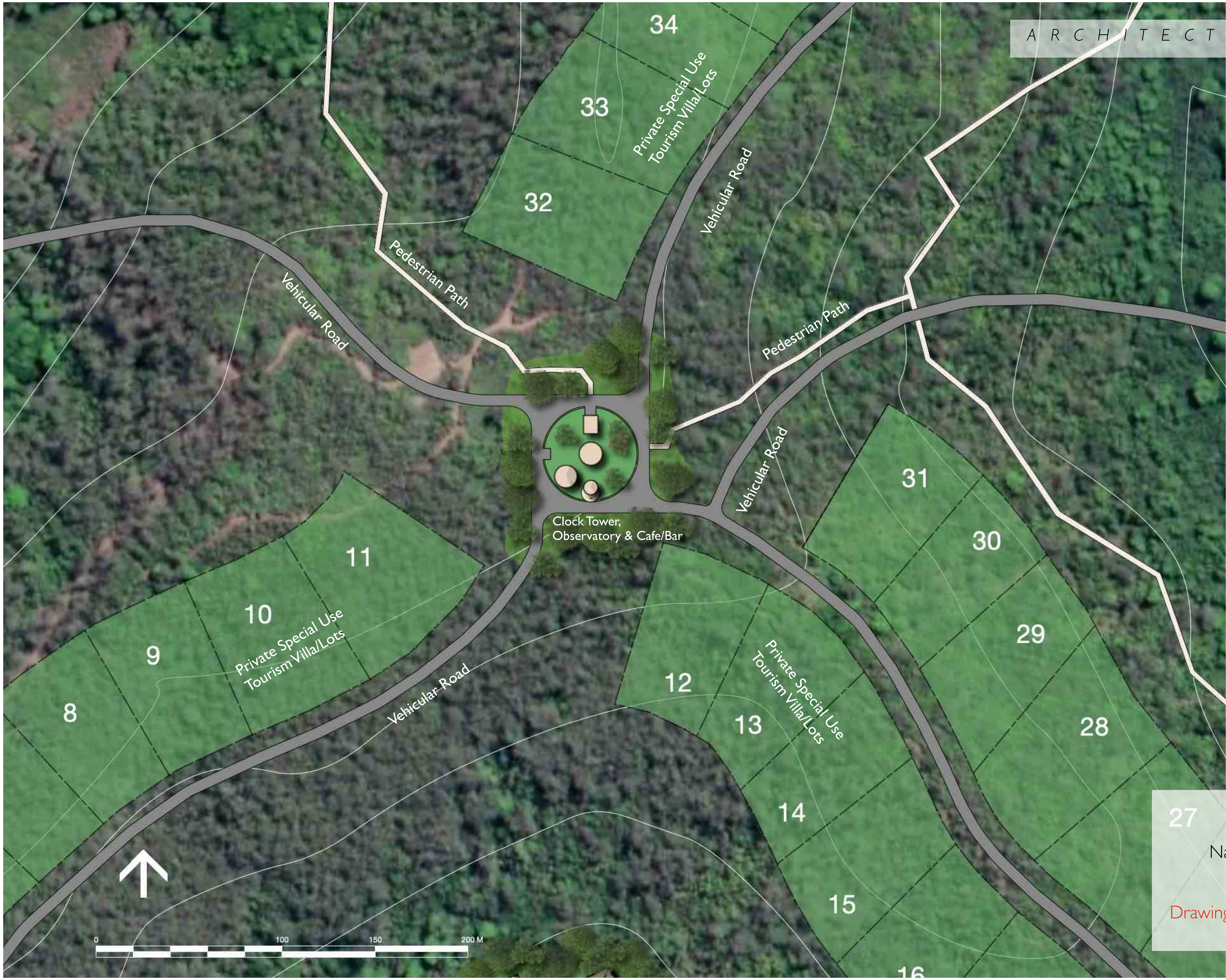
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Drawing Number **MP A08.5**

Main Back of House Facilities

1:500



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Drawing Number **MP A09**

1:2,000



AREAS SCHEDULE

Building	Total area across MP (sqm)
Clock Tower & Observatory	132
Cafe & Bistro	114
Bar	33
	279

The Time Machine
This unique feature of the resort provides visitors with a series of special activities. The central feature at this place is a 1,000 year clock set into a cylindrical structure topped by an observatory. The clock is a tall, mechanical structure and is set down into a basement where it operates a series of time capsules - causing a capsule to open at 10 yearly intervals - 100 capsules in total.

At ground level there is a cafe and bar with viewing terrace from which to enjoy the spectacular views from the highest spot on the island.





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Nananu-i-cake Masterplan
July 2021

Drawing Number **MP A09.1**
The Time Machine
1:500



A R C H I T E C T S   P A C I F I C

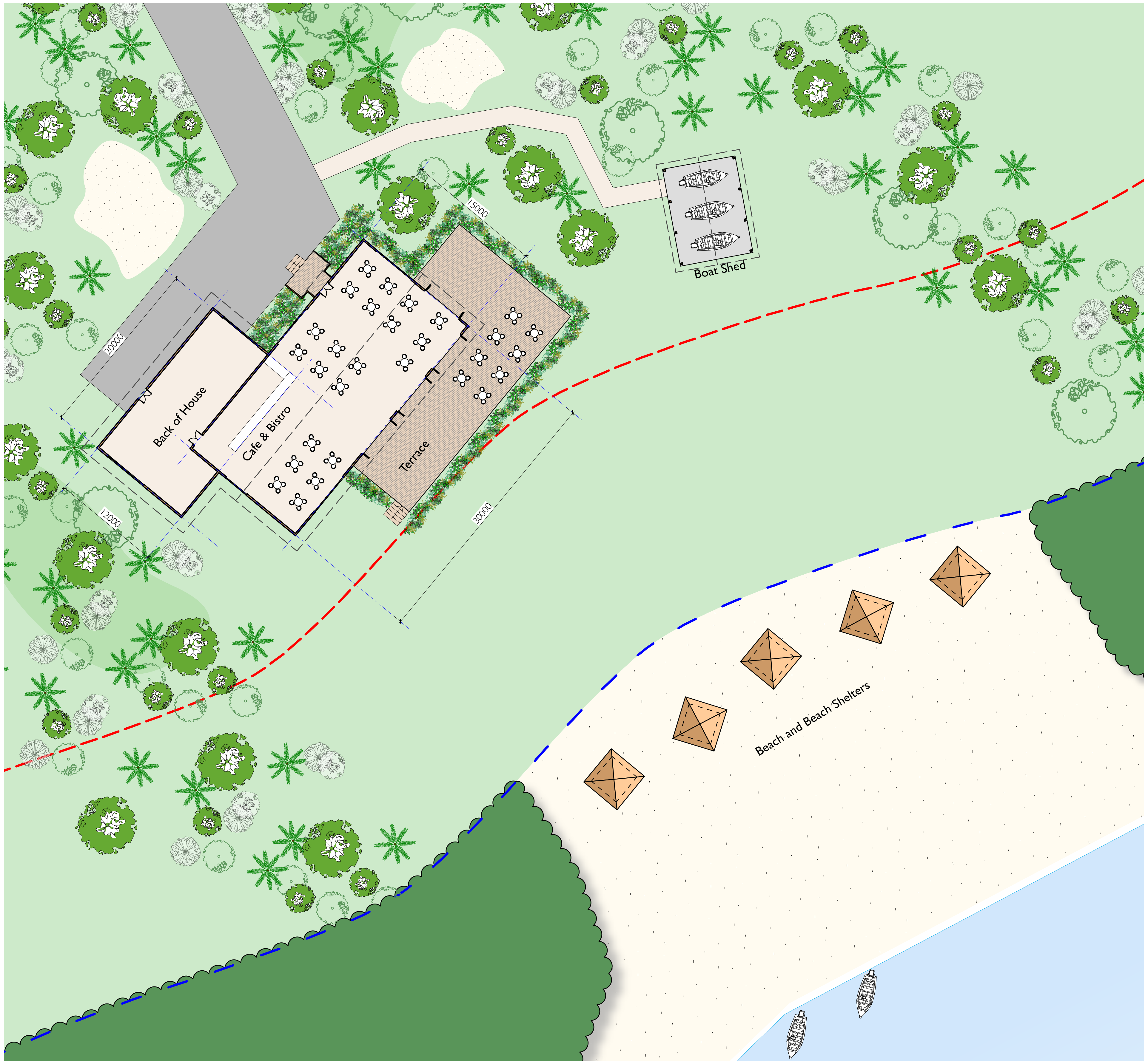
CRYPTOLAND

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Drawing Number **MP A10**

1:2,000



THE RESIDENTS' BEACH

Building	Total area across MP (sqm)
Cafe & Bistro	635
Boat Shed	90
	725

The Clubhouse

The lot owners would have exclusive access to this facility on the island's eastern beach. It comprises a cafe/bar and pool along with management services for the lot owners and some beach shelters and structures for water sports equipment.



Conceptual imagery

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The Residents' Beach

1:500